

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH
COUNCIL HELD ELECTRONICALLY USING ZOOM ON WEDNESDAY, 14TH APRIL
2021 AT 7PM**

Present: Councillors Dr L Jones (Chair), H Bunt, C Smith, R Berrett, T Hooper and G Rogers.

Cornwall Councillor M Eddy
Hatti Webb
David Ambler
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Karen Bunt spoke in respect of planning application reference number PA21/02479 for the change of use of existing farm buildings to dog kennels at Woodlands Farm, Woodland Hill, St Neot. She explained that it is proposed to continue with the farm but to use some of the existing farm buildings for dog kennels. She said the aim is to provide both long and short stays for dogs as well as the provision of secure paddocks for dog walking. She said that the latter will reduce the amount of dog waste being left around the parish. In addition, she said that it is proposed to provide an indoor area for training dogs which will also house an office and toilet facilities. Haviland Bunt said that it is initially proposed to use the existing stables for the business but the other building will be used if demand dictates.

1. Apologies

None

2. Declaration of interest in items on the agenda

Councillor H Bunt declared a personal interest in PA21/02479.

3. To confirm the minutes of the meeting held on 10th March 2021

The minutes of the meeting held on 10th March 2021, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

To receive and consider the following planning applications:

[PA21/01093](#) - Installation of 14.97m high monopole structure accommodating 1No tri-sector antenna within a GRP shroud. Installation of 2No equipment cabinets; 1No meter cabinet and a pole mounted satellite dish (1.2m dia) within a compound surrounded by 1.2m high timber post & rail stock-proof fence. Compound surrounding by proposed native planting to screen equipment. Proposed 15m long x 3m wide stone access track to be installed from existing stone track to site location at Land East Of Higher Langdon Farm, Bolventor

The Chair explained that the proposal is for the erection of a mast 14.97m in height. She said that a planning application for a mast in this location was submitted in 2019. She said that the application was refused as the AONB Officer considered that the mast was too prominent. She explained that this application is for a mast in a lower location so that it is less obvious in the landscape and the AONB Officer supports the proposal. She said that the proposal complies with NPPF 2019 paragraphs 112-114. Councillor H Bunt said that Natural England are asking for an Environmental Impact Assessment for this application as there is some concern about flooding. The Chair said that the proposed mast will be green and bitter brown in colour. She said that she thinks matt grey would be a less intrusive colour in the landscape, as suggested by the AONB Officer. Councillor T Hooper said she agreed with the latter comment. It was proposed by Councillor Dr L Jones and seconded by Councillor G Rogers that the application be supported subject to the submission of a satisfactory Environmental Impact Assessment especially in relation to flooding and the change of mast colour. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA21/01689 – Erection of detached garage at Middle Lodge, Two Waters Foot

The Chair commented that several trees of very large girth have been felled on the site. She explained that the proposed garage will be constructed of stone under a slate roof and will provide a workshop and car space. She said that no neighbours will be affected by the proposal. Councillor T Hooper commented that the development could be used for a use other than a car space and workshop in the future. It was proposed by Councillor R Berrett and seconded by Councillor Dr L Jones that the application be supported and that the Planning Officer be made aware of the tree felling on the site. All Councillors voted in favour of this proposal. The proposal was therefore carried.

Councillor H Bunt left the meeting during discussion of the following item and did not return to the meeting.

[PA21/02479](#) - Change of use of existing farm buildings to dog kennels at Woodlands Farm, Woodland Hill, St Neot

The Chair explained that the proposal is to utilize some of the existing buildings on the site for the proposed development which comprise an internal floor area of 3.65 hectares. She said that it is proposed to have seven kennels in building one and six in building 2. She said that there is already parking provision for 10 vehicles. It was noted that there are no near neighbours that will be affected by the proposal. She said that it complies with Policies 5c, 12 (2) and 12 (1d) of the CLP. Councillor G Rogers said that the proposal is to use the existing buildings on the site to provide a business for the future. Councillor R Berrett said that it will not create a noise nuisance in this location. Councillor T Hooper said that the site already hosts a kennel for the owners' own use which is well managed. It was proposed by Councillor Dr L Jones and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:20 pm.